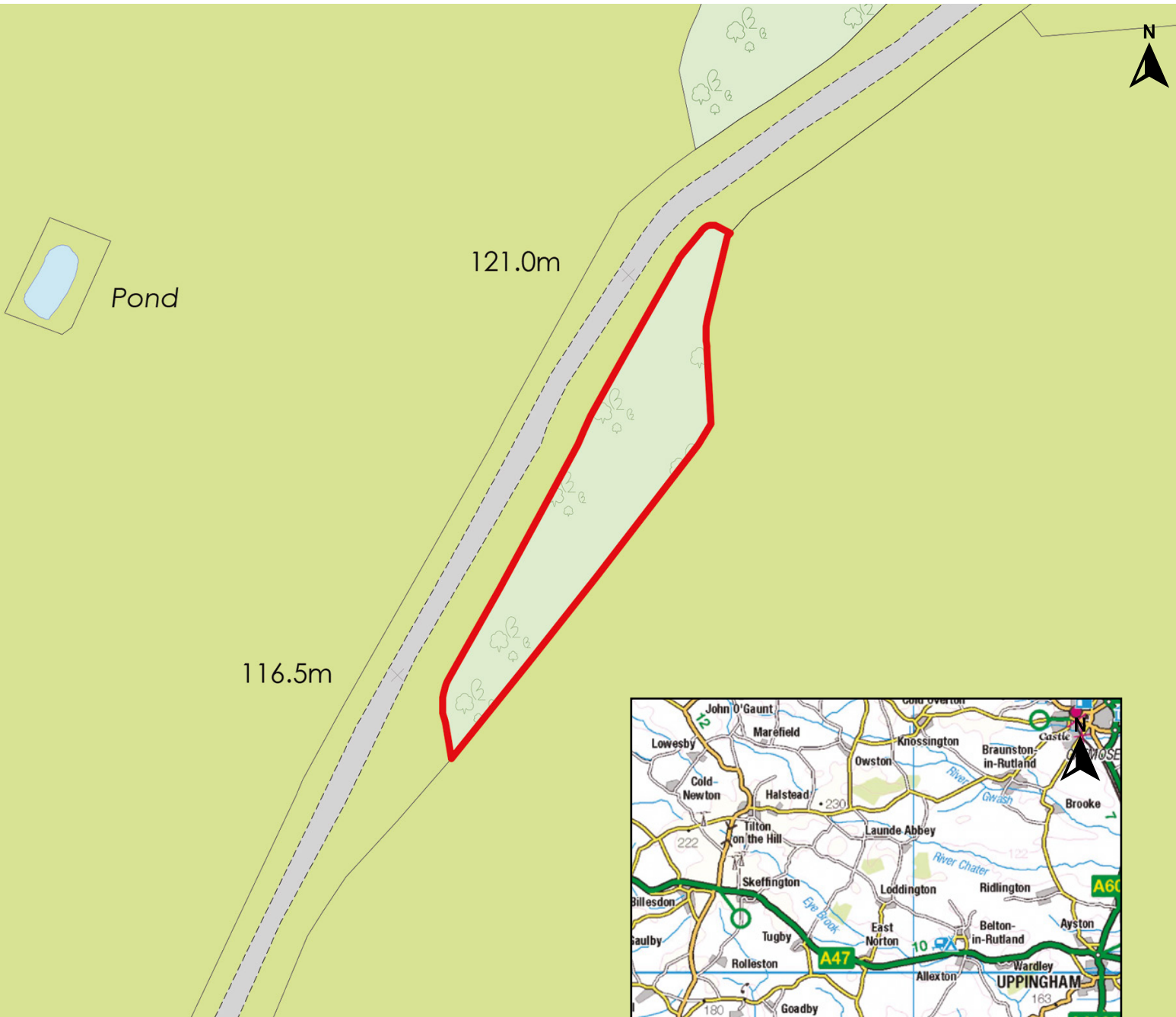
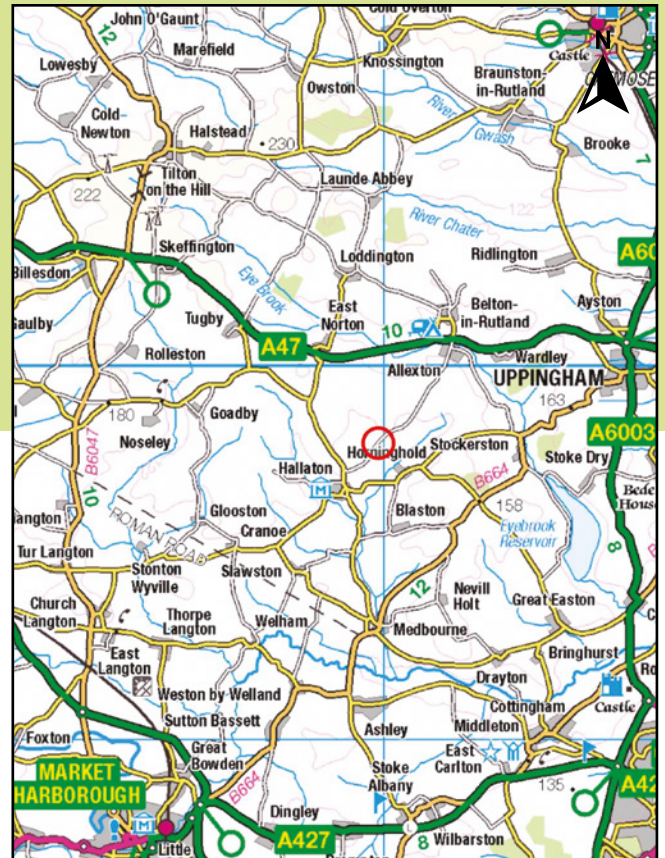




Sam's Wood, Hallaton, Leicestershire

Approximately
0.21 ACRES (0.08 hectares)
FOR SALE AS A WHOLE



SITUATION

The Property is located off the Allextion Road to the north of the village of Hallaton in Leicestershire, which is approximately 6 miles southwest of Uppingham and approximately 7 miles north of Market Harborough.

DESCRIPTION

The Property comprises of approximately 0.21 acres (0.08 hectares) of woodland consisting of various species of mature trees. The Property benefits from having a road frontage to the western side.

METHOD OF SALE, TENURE AND POSSESSION

The freehold interest is offered For Sale by Private Treaty with vacant possession upon completion.

ENVIRONMENTAL SCHEMES

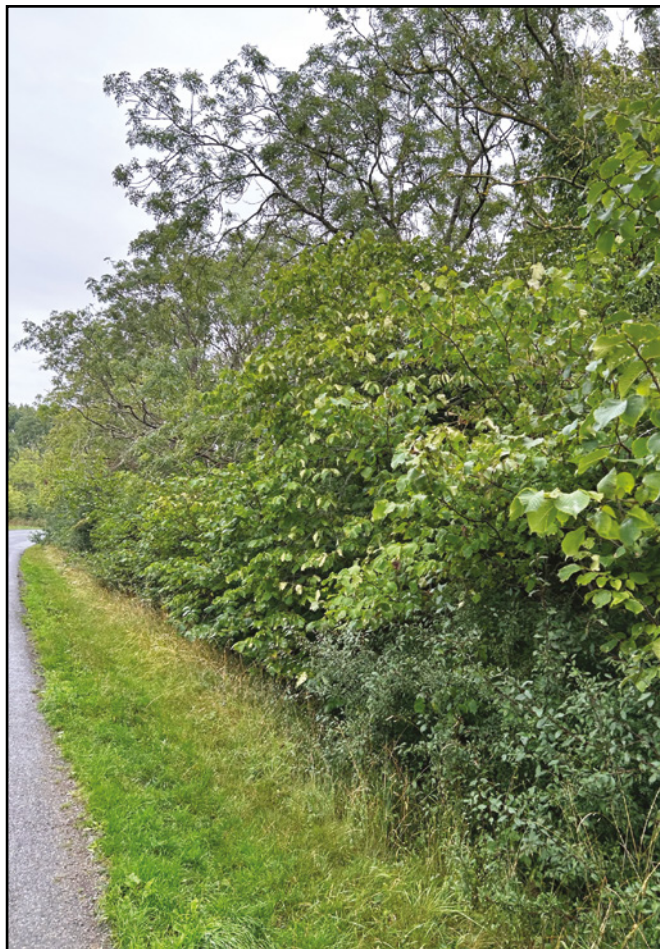
There are no transferable Environmental Stewardship Agreements affecting the Property.

EASEMENTS, WAYLEAVES, COVENANTS & RIGHTS OF WAY

We understand that there are no wayleaves or public rights of way affecting the Property.

SERVICES

We understand that there are no services connected to the Property.



SPORTING, MINERAL AND TIMBER RIGHTS

We understand that the sporting, mineral and timber rights are included within the freehold interest in so far as they are owned.

LOCAL AUTHORITY

The Property is located within the administrative boundaries of the Harborough District Council.

NEAREST POSTCODE

The nearest postcode for the Property is LE15 9AA and the Property can be found more precisely using the what3words mapping system reference of: ///breakfast.inhaled.skies.

BOUNDARIES

The Purchaser(s) will be deemed to have inspected the Property and satisfied themselves as to the ownership of any boundary, hedge, tree or ditch.

VIEWING

The Property may be viewed during daylight hours on foot only, with a set of these Particulars in hand.

HEALTH AND SAFETY

We ask you to be vigilant as possible when making your inspection, for your own personal safety. It is asked that you observe any specific signage on the Property.

VALUE ADDED TAX (VAT)

Should the sale of the Property or rights attached to the sale become a chargeable supply for the purpose of VAT, such tax will be paid by the Purchaser in addition to the purchase price. It is not anticipated that there will be any VAT upon the sale of the Property.

PLANS, AREAS AND SCHEDULES

Plans included or attached to these Particulars are based upon the Ordinance Survey Maps copyright reserved. All plans are not to scale.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sale Particulars accurate and reliable, if there is a point which is of particular importance, please do contact Bletsoes who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the Property.

IMPORTANT NOTICE

Henry H. Bletsoe and Son LLP for themselves and the Seller whose agents they are give Notice that: 1. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending Buyers and do not constitute part of an offer or Contract. Prospective Buyer(s) ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and details are given in good faith and are believed to be correct. Any intending Buyer(s) should not rely on them as a statement or representation of fact but must satisfy themselves when inspecting or otherwise as to the correctness of each of them. 3. No person in the employment of Henry H. Bletsoe and Son LLP has any authority either to make or give any representation or warranty whether in relation to this property or these Particulars nor to enter in any contract relating to the property on behalf of the Seller. 4. No responsibility is accepted for any expenses incurred by the intending Buyer(s) inspecting properties that have been sold, let or withdrawn. 5. The property is open to inspection. The Buyer(s) shall be deemed to have full knowledge of the state and condition thereof including the ownership of any tree, boundary or part of the property. 6. Should any dispute arise between the Seller and Buyer(s) upon any point not involving a question of Law arising out of these Particulars, stipulations or plans as to interpretation, the dispute shall be referred to the Selling Agent, Henry H. Bletsoe and Son LLP whose decision shall be final and binding on all parties to their dispute and in every such referral the Selling Agent to decide how the costs of such reference shall be borne. Particulars prepared August 2025 and photographs taken May 2025.